Broward County Local Residential Market Metrics - Q4 2021
Townhouses and Condos
Municipalities and Census-Designated Places*

BROWARD MIAMI a Division of **MIAMI REALTORS**

Name of County, Municipality, or CDP*	Closed Sales	Y/Y % Chg.	Closed Sales Paid in Cash	Y/Y % Chg.	Median Sale Price	Y/Y % Chg.	Average Sale Price	Y/Y % Chg.
Broward County	4,938	2.2%	2,661	20.7%	$230,000	16.2%	$305,618	16.0%
Boulevard Gardens (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Broadview Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Coconut Creek (City)	189	-13.7%	95	18.8%	$200,000	17.0%	$213,221	15.5%
Cooper City (City)	28	7.7%	7	600.0%	$342,500	10.3%	$355,697	16.6%
Coral Springs (City)	158	-9.2%	80	2.6%	$190,000	15.9%	$216,098	12.8%
Dania Beach (City)	51	-32.9%	30	36.4%	$238,000	10.7%	$243,582	8.2%
Davie (Town)	163	14.0%	51	13.3%	$250,000	11.1%	$273,042	20.2%
Deerfield Beach (City)	284	-2.4%	174	3.6%	$170,500	36.4%	$221,164	30.5%
Fort Lauderdale (City)	698	5.6%	412	37.3%	$408,000	13.5%	$576,415	7.8%
Franklin Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hallandale Beach (City)	361	10.1%	252	26.0%	$250,000	19.0%	$311,544	16.9%
Hillsboro Beach (Town)	23	-23.3%	13	-18.8%	$570,000	39.0%	$562,884	16.3%
Hillsboro Pines (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hollywood (City)	391	13.0%	248	23.4%	$285,000	44.7%	$398,459	32.2%
Lauderdale Lakes (City)	95	28.4%	63	12.5%	$87,000	16.0%	$103,693	21.7%
Lauderdale-by-the-Sea (Town)	63	-13.7%	45	2.3%	$387,500	-9.0%	$582,690	8.0%
Lauderhill (City)	242	39.9%	141	41.0%	$118,000	18.7%	$126,846	12.5%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	29	31.8%	19	58.3%	$160,000	-31.9%	$193,786	-12.3%
Margate (City)	146	-11.5%	70	-11.4%	$127,000	15.5%	$153,218	18.2%
Miramar (City)	127	-9.9%	46	76.9%	$299,450	10.5%	$295,331	2.8%
North Lauderdale (City)	53	-18.5%	21	23.5%	$235,000	17.5%	$201,981	8.2%
Oakland Park (City)	113	13.0%	58	61.1%	$175,000	7.7%	$201,222	3.7%
Parkland (City)	18	-18.2%	6	-25.0%	$422,500	22.5%	$425,444	18.5%
Pembroke Park (Town)	5	150.0%	2	0.0%	$186,000	36.5%	$184,600	35.5%
Pembroke Pines (City)	366	-5.4%	178	26.2%	$210,000	10.5%	$234,835	11.3%
Plantation (City)	186	3.9%	57	-1.7%	$240,000	33.3%	$242,892	24.8%
Pompano Beach (City)	416	3.0%	230	10.0%	$255,000	34.2%	$322,045	31.8%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sea Ranch Lakes (Village)	1	-66.7%	1	-50.0%	$399,000	22.8%	$399,000	21.2%
Southwest Ranches (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sunrise (City)	288	5.9%	142	11.8%	$162,000	21.1%	$197,032	27.0%
Tamarac (City)	295	3.9%	154	45.3%	$173,000	4.8%	$191,984	7.8%
Washington Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Park (City)	1	-50.0%	0	N/A	$192,500	-13.9%	$192,500	-13.9%
Weston (City)	91	-20.9%	40	-20.0%	$275,000	-9.8%	$360,382	18.6%
Wilton Manors (City)	47	4.4%	20	33.3%	$330,000	26.9%	$368,345	32.7%

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Municipalities and Census-Designated Places*

Name of County, Municipality, or CDP*	Dollar Volume	Y/Y % Chg.	Pct. of Orig. List Price Received	Y/Y % Chg.	Median Time to Contract	Y/Y % Chg.	New Listings	Y/Y % Chg.
Broward County	$1.5 Billion	18.6%	98.0%	2.9%	22 Days	-52.2%	5,331	-9.6%
Boulevard Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Broadview Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Coconut Creek (City)	$40.3 Million	-0.3%	98.8%	3.0%	21 Days	-47.5%	228	-1.7%
Cooper City (City)	$10.0 Million	25.5%	101.5%	4.2%	9 Days	-43.8%	22	-31.3%
Coral Springs (City)	$34.1 Million	2.4%	99.3%	2.7%	17 Days	-19.0%	174	-6.5%
Dania Beach (City)	$12.4 Million	-27.4%	98.2%	2.6%	20 Days	-62.3%	65	-22.6%
Davie (Town)	$44.5 Million	37.0%	99.1%	2.8%	19 Days	-20.8%	154	-18.5%
Deerfield Beach (City)	$62.8 Million	27.3%	98.9%	5.2%	13 Days	-74.0%	390	-4.2%
Fort Lauderdale (City)	$402.3 Million	13.9%	97.1%	3.4%	30 Days	-56.5%	609	-29.4%
Franklin Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hallandale Beach (City)	$112.5 Million	28.7%	96.0%	3.7%	41 Days	-62.7%	411	-5.9%
Hillsboro Beach (Town)	$12.9 Million	-10.8%	94.6%	1.2%	82 Days	-38.8%	21	-48.8%
Hillsboro Pines (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hollywood (City)	$155.8 Million	49.4%	97.3%	3.5%	33 Days	-46.8%	468	-4.7%
Lauderdale Lakes (City)	$9.9 Million	56.2%	96.2%	3.1%	31 Days	-68.0%	158	37.4%
Lauderdale-by-the-Sea (Town)	$36.7 Million	-6.8%	96.4%	4.0%	38 Days	-59.1%	71	-24.5%
Lauderhill (City)	$30.7 Million	57.4%	96.3%	0.6%	40 Days	-44.4%	258	13.7%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Lighthouse Point (City)	$5.6 Million	15.6%	98.7%	5.1%	17 Days	-77.3%	20	-42.9%
Margate (City)	$22.4 Million	4.6%	99.4%	3.8%	14 Days	-65.0%	170	-2.9%
Miramar (City)	$37.5 Million	-7.4%	100.0%	2.1%	13 Days	-31.6%	140	-6.7%
North Lauderdale (City)	$10.7 Million	-11.8%	98.3%	1.7%	18 Days	-40.0%	78	4.0%
Oakland Park (City)	$22.7 Million	17.2%	98.5%	2.4%	24 Days	-33.3%	106	-9.4%
Parkland (City)	$7.7 Million	-3.1%	99.6%	3.9%	14 Days	-53.3%	14	-30.0%
Pembroke Park (Town)	$923,000	238.7%	97.9%	2.0%	12 Days	100.0%	3	-40.0%
Pembroke Pines (City)	$85.9 Million	5.3%	98.6%	2.1%	17 Days	-41.4%	395	-6.6%
Plantation (City)	$45.2 Million	29.7%	99.1%	2.0%	17 Days	-39.3%	176	-4.9%
Pompano Beach (City)	$134.0 Million	35.7%	97.9%	3.6%	21 Days	-53.3%	416	-14.4%
Roosevelt Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sea Ranch Lakes (Village)	$399,000	-59.6%	102.6%	8.7%	167 Days	328.2%	1	-66.7%
Southwest Ranches (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sunrise (City)	$56.7 Million	34.4%	98.0%	2.4%	23 Days	-50.0%	330	-4.9%
Tamarac (City)	$56.6 Million	12.0%	98.4%	2.0%	14 Days	-54.8%	313	6.8%
Washington Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
West Park (City)	$192,500	-56.9%	87.5%	0.9%	17 Days	-91.1%	1	N/A
Weston (City)	$32.8 Million	-6.1%	98.8%	2.8%	17 Days	-51.4%	79	-27.5%
Wilton Manors (City)	$17.3 Million	38.6%	99.2%	3.4%	9 Days	-57.1%	43	-21.8%

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Townhouses and Condos
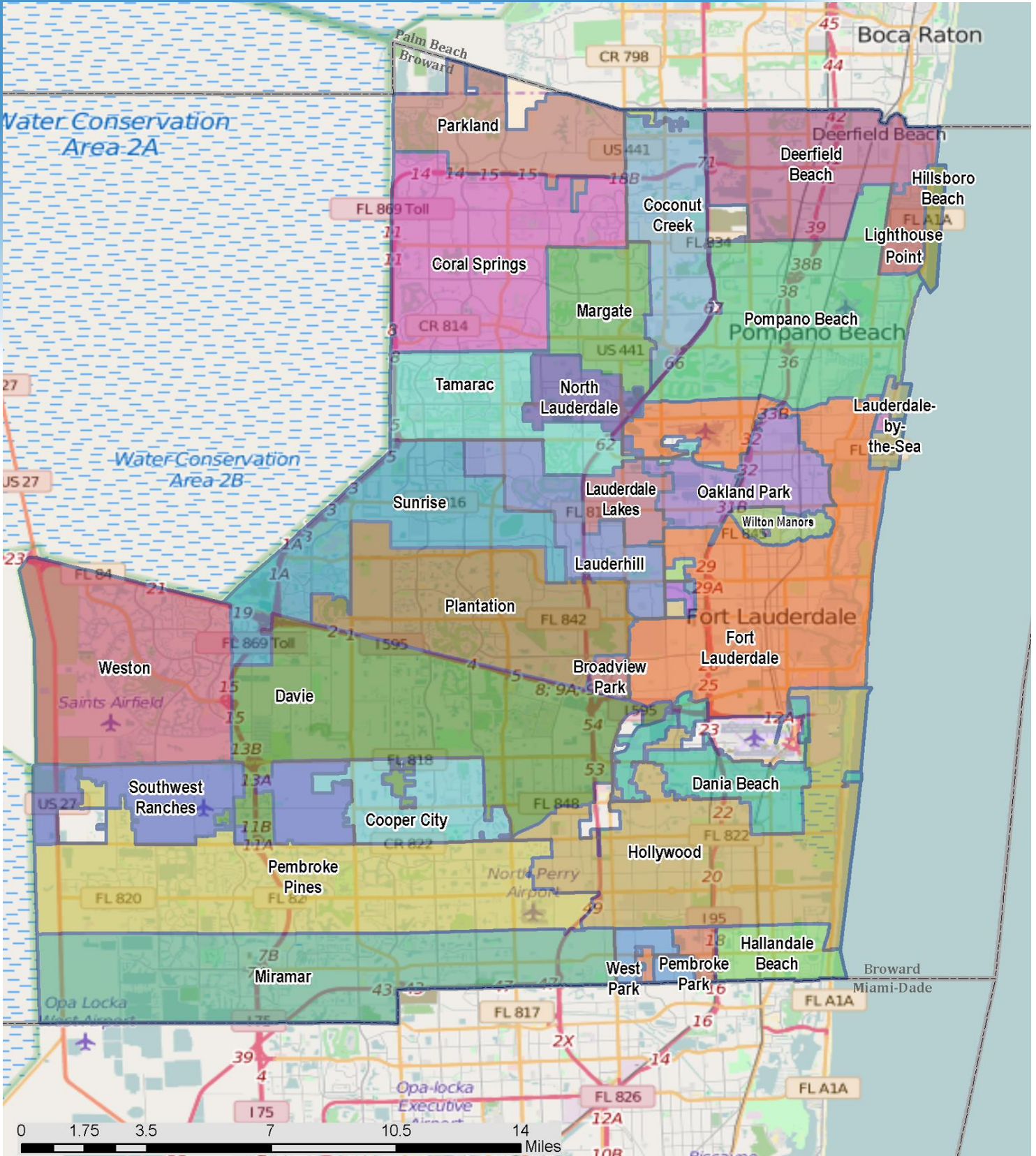## Municipalities and Census-Designated Places*

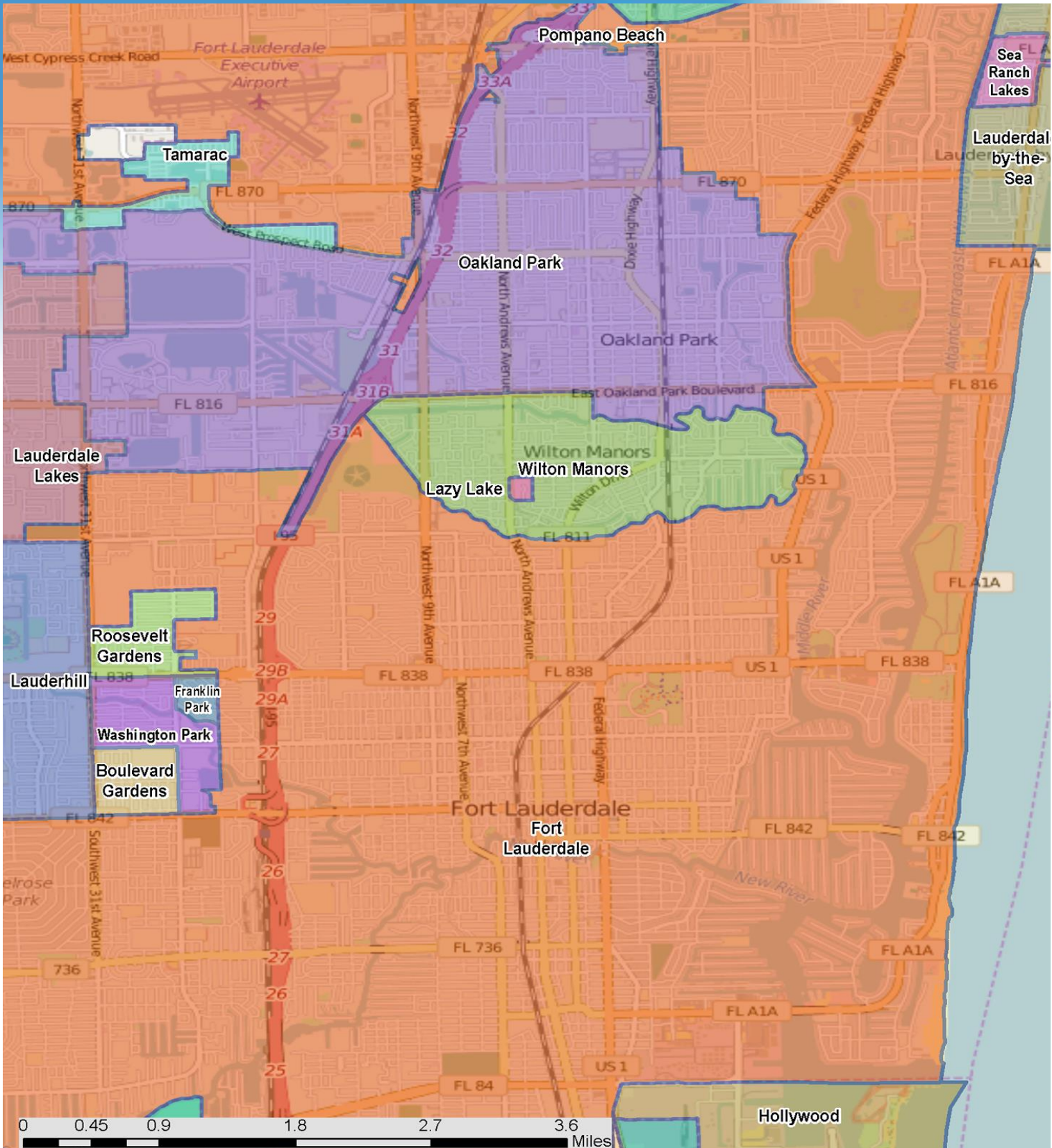| Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Broward County	5,523	3.8%	2,952	5.1%	3,010	-57.9%	1.7	-69.6%
Boulevard Gardens (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Broadview Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Coconut Creek (City)	223	-3.9%	118	-10.6%	90	-57.1%	1.2	-63.6%
Cooper City (City)	26	-7.1%	11	-31.3%	3	-76.9%	0.3	-81.3%
Coral Springs (City)	178	-11.9%	91	-16.5%	72	-37.4%	1.2	-50.0%
Dania Beach (City)	60	-10.4%	28	-12.5%	33	-62.9%	1.7	-66.7%
Davie (Town)	191	11.7%	96	-5.0%	49	-66.2%	0.7	-80.6%
Deerfield Beach (City)	351	-1.1%	204	9.7%	174	-57.0%	1.5	-70.0%
Fort Lauderdale (City)	718	1.0%	413	11.6%	441	-68.6%	1.6	-81.2%
Franklin Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hallandale Beach (City)	408	20.0%	209	34.8%	395	-57.0%	3.0	-76.2%
Hillsboro Beach (Town)	30	-16.7%	16	-11.1%	19	-80.8%	1.4	-89.1%
Hillsboro Pines (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hollywood (City)	428	16.6%	219	17.7%	383	-57.2%	2.7	-73.3%
Lauderdale Lakes (City)	124	33.3%	82	78.3%	101	-39.2%	3.3	-58.2%
Lauderdale-by-the-Sea (Town)	72	-1.4%	43	65.4%	40	-68.3%	1.5	-78.9%
Lauderhill (City)	270	24.4%	167	9.9%	182	-45.5%	2.4	-62.5%
Lazy Lake (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Lighthouse Point (City)	29	11.5%	15	36.4%	7	-82.9%	0.7	-85.7%
Margate (City)	165	-15.8%	88	-16.2%	73	-41.1%	1.4	-51.7%
Miramar (City)	139	-0.7%	87	11.5%	43	-39.4%	1.0	-50.0%
North Lauderdale (City)	80	-13.0%	46	-31.3%	30	-36.2%	1.4	-48.1%
Oakland Park (City)	136	18.3%	55	-5.2%	42	-56.3%	1.0	-70.6%
Parkland (City)	17	-37.0%	9	-18.2%	2	-87.5%	0.3	-91.2%
Pembroke Park (Town)	4	0.0%	2	-60.0%	3	0.0%	3.3	-17.5%
Pembroke Pines (City)	414	4.8%	215	12.0%	146	-57.8%	1.1	-67.6%
Plantation (City)	191	-3.0%	87	-19.4%	66	-43.6%	1.1	-54.2%
Pompano Beach (City)	454	3.2%	215	0.9%	199	-67.5%	1.3	-75.9%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Sea Ranch Lakes (Village)	1	-66.7%	1	0.0%	0	-100.0%	0.0	-100.0%
Southwest Ranches (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Sunrise (City)	314	-0.6%	172	-6.0%	186	-41.0%	1.9	-53.7%
Tamarac (City)	341	13.7%	191	11.0%	143	-33.2%	1.5	-46.4%
Washington Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
West Park (City)	2	0.0%	1	N/A	1	N/A	2.4	N/A
Weston (City)	96	-24.4%	38	-37.7%	27	-62.0%	0.8	-68.0%
Wilton Manors (City)	44	15.8%	20	33.3%	12	-75.5%	0.7	-81.6%

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Broward County Local Residential Market Metrics - Q4 2021
Reference Map - Countywide
Municipalities and Census-Designated Places*

BROWARD
MIAMI
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Water Conservation Area 2A

Water Conservation Area 2B

Palm Beach
Broward

Boca Raton

Parkland

Deerfield Beach

Deerfield Beach

Hillsboro Beach

Coconut Creek

Lighthouse Point

Coral Springs

Margate

Pompano Beach

Pompano Beach

Tamarac

North Lauderdale

Lauderdale-by-the-Sea

Sunrise

Lauderdale Lakes

Oakland Park

Wilton Manors

Lauderhill

Plantation

Fort Lauderdale

Fort Lauderdale

Weston

Broadview Park

Davie

Saints Airfield

Dania Beach

Southwest Ranches

Cooper City

Hollywood

Pembroke Pines

North Perry Airport

Miramar

Opa Locka West Airport

West Park

Pembroke Park

Hallandale Beach

Broward
Miami-Dade

Opa-locka Executive Airport

Biscayne

0   1.75   3.5   7   10.5   14
Miles

Broward County Local Residential Market Metrics - Q4 2021
Reference Map - East Central Broward
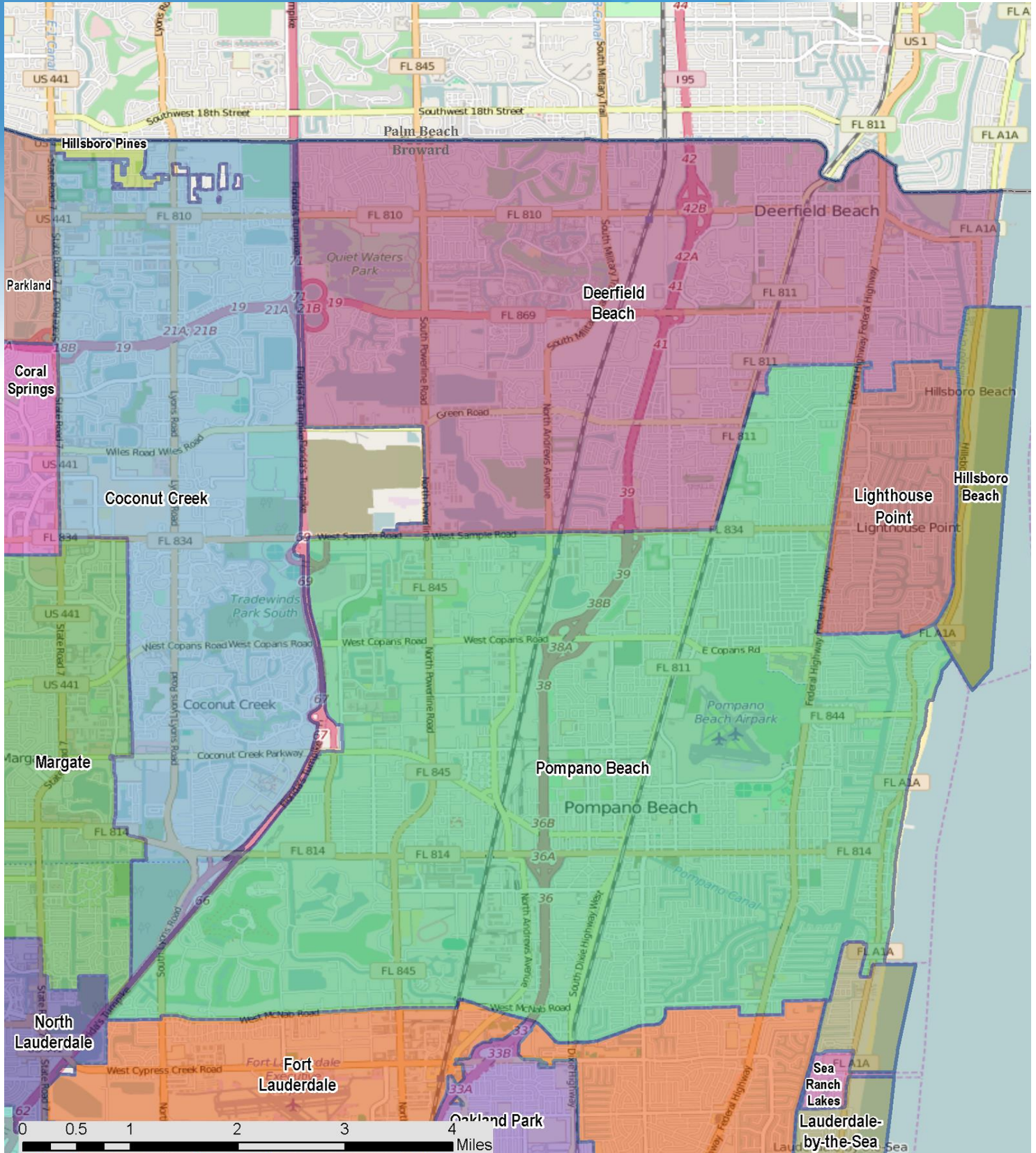## Municipalities and Census-Designated Places*

BROWARD MIAMI
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Pompano Beach

Sea Ranch Lakes

Lauderdale by-the-Sea

West Cypress Creek Road

Fort Lauderdale Executive Airport

Tamarac

FL 870

Oakland Park

Oakland Park

East Oakland Park Boulevard

FL 816

FL 816

Lauderdale Lakes

Wilton Manors
Wilton Manors

Lazy Lake

FL 811

US 1

FL A1A

Roosevelt Gardens

Lauderhill

Franklin Park

Washington Park

Boulevard Gardens

FL 838

FL 838

US 1

FL 838

Fort Lauderdale
Fort Lauderdale

FL 842

FL 842

FL 842

New River

FL 736

FL A1A

FL 84

US 1

Hollywood

Northwest 9th Avenue
North Andrews Avenue
Northwest 7th Avenue
Federal Highway
Dixie Highway
Atlantic Intracoastal

0   0.45   0.9   1.8   2.7   3.6
Miles

Broward County Local Residential Market Metrics - Q4 2021
Reference Map - Northeast Broward
Municipalities and Census-Designated Places*